

MINUTES

BOARD OF ADJUSTMENT HEARING

August 10, 2011

ATTENDANCE Board Members

ATTENDED

1. Bill Arendell, Chairman
2. Hartley Turley
3. James Maloney

ABSENT

Staff Attendance

1. Bill Fraley, Planner II
2. Doris Hernandez, Secretary

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona – Time: 10:00 a.m.

Bill Arendell called the meeting of the Navajo County Board of Adjustment to order and explained the meeting procedures to the public. Mr. Arendell then led the Pledge of Allegiance.

Item # 1 – Variance: Discussion and possible Board action on a request by James and Suzanne Thompson for a variance, pursuant to section 2802.2 of the Navajo County Zoning Ordinance, from the (10) foot side yard setback requirement to allow a 12'x20' toy storage garage, attached to the existing house, to be constructed within (5) feet of the west side property boundary. The property is known as APN 411-69-007, Section 3, Township 8 North, Range 23 East, located on lot # 7 of Pinetop Lakes Country Club unit one in the Pinetop area. Case # 10:36.

Bill Fraley gave a brief description of the property. **Mr. Fraley** displayed a map of the parcel and explained the reason for the Variance request. Only one phone call was received in regards to the variance after the postings of the property and notification of the surrounding property owners. One property owner was misinformed as to the location of the Thompson property but after Bill explained the location of the property and the nature of the proposed project to her she did not have any problem with the Variance. **Mr. Fraley** explained that this property is heavily treed. There is only one neighbor that is immediately affected and staff received a letter from the homeowner (located next door to the Thompsons) that stated that they did not have any problems with this proposed addition and variance. The Fire Department was contacted by staff and provided a site plan. The fire department conducted a site visit and called Mr. Fraley. The fire department stated that any trees remaining close to the building will need to be trimmed up. Correspondence from the neighbor and the fire department is included in the Board members packets.

James Maloney asked if there was any other concern about setbacks or for fire safety. **Mr. Fraley** answered that fire safety was staff's main concern. There are no engineering or flood control issues. With the type of landscaping in place and the ground all gravel, there is nothing on the ground that would burn.

Mr. Thompson, owner of the property, came forward to speak. He stated that the reason they wanted to build on the proposed side is because they want it to look nice and not like it is an addition. The driveway and existing garage are in this location. He added that they will probably take out one tree for sure and possibly two and trim the limbs that are hanging over the house as recommended by the fire department.

Hartley Turley added that he had the same concerns about the fire issue but after looking at the picture he can see that they will not be driving a Fire Truck through there anyway. In addition the graveled ground

cover would retard burning. **Robert Bray**, friend of the property owner, pointed out that there is a road behind all of the houses that is used for servicing the golf course so if there is a fire there is adequate ingress/egress along that route as well.

Mr. Turley made a motion to approve the Variance under **Resolution #11:03B**. **Mr. Maloney** seconded the motion. Motion passed unanimously (3 to 0).

Item # 2 – Variance: Discussion and possible Board action on a request by Kim and Vyonne Mattice for a variance, pursuant to Section 2802.2 of the Navajo County Zoning Ordinance, from the (6) foot maximum fence height allowed, and the (3&1/2) foot maximum height allowed in the front setback, to allow the applicant to construct an (8) foot high chain link fence from Wagon Wheel Road northward for approximately (770.73) feet on the east property boundaries. The properties are known as APNs 212-07-026C and 212-07-026E, Section 9, Township 9 North, Range 22 East, located at 5804 Wagon Wheel Road in the Pinetop area. Case # 11:28.


Mr. Fraley advised the Board Members that this Variance was postponed.

Item #3 – Possible approval of the minutes for the May 11, 2011 meeting. **Mr. Turley** made a motion to approve the minutes. **Mr. Maloney** seconded the motion. Motion passed with a vote of 3 to 0.

Item #4 – Board Members comments and/or directions to staff. The Board Members may use this time to offer additional comments regarding any item on this agenda or any other topic; and the board may direct Development Services Department Staff to study or provide additional information on topics of the Boards' choosing.


With there being no further business to come before the Board of Adjustment, the meeting was adjourned at 10:25 a.m. A motion was made to adjourn the meeting by **Mr. Maloney**. **Mr. Turley** seconded the motion. Motion passed with a vote of 3 to 0.

Approved this 14th day of September, 2011.



Chairman, Navajo County
Board of Adjustment

ATTEST:



Secretary, Navajo County
Board of Adjustment